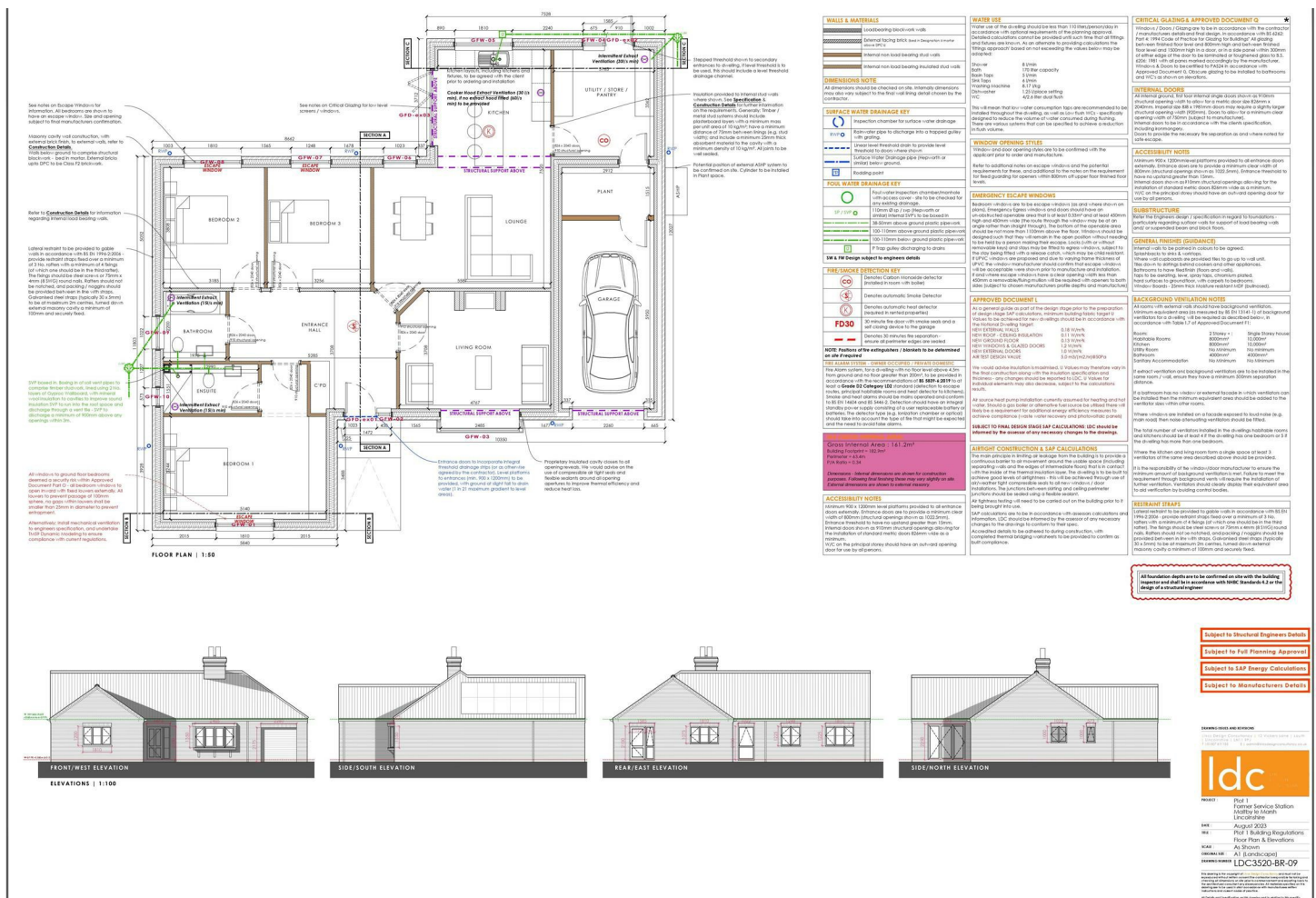


CHOICE PROPERTIES

Estate Agents

Plot 1 Main Road,
Maltby Le Marsh, LN13 0JP

Price £450,000



Choice Properties are delighted to offer for sale this three bedroom (one en suite) new build detached bungalow. Offering two reception rooms and located in the sought after village of Maltby Le Marsh, this superb property built by the local, award winning building and joinery contractors J.H.A Winter & Sons Ltd is due for completion by Spring 2026.

The well designed accommodation comprises:

Entrance hallway

Lounge

Living room

Kitchen

Utility room

Bedroom 1

En suite

Bedroom 2

Bedroom 3

Bathroom

Driveway

Garage

Garden

Tenure

Freehold

Viewing arrangements

By appointment through Choice Properties on 01507 462277.

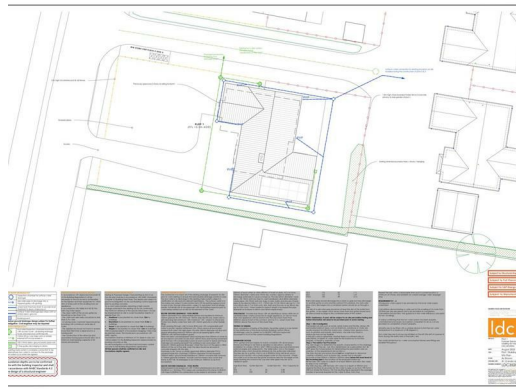
Opening hours

Mon-Fri 9am-5pm, Saturday 9am-3pm.

Making an offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



Directions

Take a left out of our Alford office and head north towards the junction with the Church, take a right here and continue along the A1104 in the direction of Mablethorpe, continue along this road all the way into the village of Maltby le Marsh, follow Beesby Road and the plot can be found on your right hand side before you get to the village hall which is on the opposite side of the road.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

